

wholly upon the ground of the owner of such houses or buildings, and not intended to be party walls, shall be and are hereby declared to be external walls within the meaning of this Act, whether the same shall adjoin or not to other outer or party walls.

And be it Enacted, That every external wall which shall hereafter be built for any house or building of the First, Second and Third Rates, shall be built upon a footing the width of which shall be at the least *Nine Inches* more than the thickness of the wall immediately above the same, and the height of which above the foundation shall be at the least *One Foot*, and at the least of *Four* courses of bricks or more, laid in *Two* double courses, diminishing equally on each side *Four Inches* and a *Half* to the top thereof, and the top of such footing shall be at the least *Six Inches* below the surface of the lowest ground or area adjoining thereto, and at the least *Twelve Inches* below the surface of the lowest or first floor of such house or building.

And be it Enacted, That every such external wall for the First Rate of building, from the top of such footing to the underside of the second floor, shall be at the least of the thickness of *One Foot Ten Inches* and a *Half*; from thence up to the underside of the fourth floor, shall be at the least of the thickness of *One Foot Five Inches*; and from thence up to the underside of the plate under the gutter of such house or building, shall be at the least of the thickness of *Thirteen Inches*; and from thence up to the top of such external wall, shall be at the least of the thickness of *Eight Inches* and a *Half*.

And be it Enacted, That every such external wall in the Second Rate of building, from the top of such footing to the underside of the second floor, shall be at the least of the thickness of *One Foot Five Inches*; from thence up to the underside of the plate under the gutter of such house or building, shall be at the least of the thickness of *Thirteen Inches*; and from thence up to the top of such external wall, shall be at the least of the thickness of *Eight Inches* and a *Half*.

And be it Enacted, That every such external wall in the Third Rate of building, from the top of such footing to the underside of the second floor, shall be at the least of the thickness of *One Foot Five Inches*; from thence up to the underside of the gutter plate, shall be at the least of the thickness of *Thirteen Inches*; and from thence up to the top of such external wall, shall be at the least of the thickness of *Eight Inches* and a *Half*.

And be it Enacted, That every external wall in the Fourth Rate of building, shall be built upon a footing, the width of which shall be at the least *Nine Inches* more than the wall is thick immediately above the same, and the height of which above the foundation shall be at the least *Nine Inches*, and at the least of *Three* courses of bricks or stone, laid in *One* double and *One* single course, diminishing equally on each side *Four Inches* and a *Half* to the top thereof; and the top of such footing shall be at the least *Six Inches* below the surface of the lowest ground or area adjoining thereto, and at the least *Twelve Inches* below the surface of the lowest or first floor of such house or building; and every such external wall, from the top of such footing to the underside of the gutter plate, shall be at the least of the thickness of *Thirteen Inches*; and from thence up to the top of such external wall, shall be at the least of the thickness of *Eight Inches* and a *Half*.

And be it Enacted, That every external wall in the Fifth Rate of building, shall be built upon a footing, the width of which shall be at the least *Nine Inches* more than the wall is thick immediately above the same; and the height of which above the foundation shall be at the least *Six Inches*, and at the least of *Two* courses of bricks or stone, laid in *Two* single courses, diminishing equally on each side *Four Inches* and a *Half* to the top thereof, and the top of such footing shall be at the least *Six Inches* below the surface of the lowest ground, or area adjoining thereto; and every such external wall, from the top of such footing to the top of such external wall, shall be at the least of the thickness of *Eight Inches* and a *Half*.

And be it Enacted, That every external wall shall be carried up and remain *One Foot Six Inches* at the least above the highest part of the gutter adjoining thereto, excepting where the roof of the house or building to which such wall shall belong shall overhang the same, in which case the wall shall be carried up of its full thickness to the underside of the plate of the roof; and the water from the roof shall be carried off as hereinafter directed, for preventing the drip of water.

And be it Enacted, That every external wall which shall hereafter be built for any house or building shall be built solid, of good, sound, well-burnt bricks, or good, sound stone, properly bedded, and set in good and well-compounded mortar or cement, and may, if thought fit by the party building, be faced, in addition to its thickness, with a good coating of cement, except such iron work as may be required for bonds and corbels; and except the ends of girders and bricquams, all of which shall be fixed at a distance of *Four Inches* at the least from the external face of such wall; and it may be lawful to insert, in openings left in such wall, the tiers of door-cases to warehouses, provided the same be fixed at the distance of *Four Inches* at the least from the face of such wall; also, the frames of doors and windows, provided the same be fixed in reveals, and recessed at least *Four Inches* from the face of such wall; also, such wood and iron work in the lowest or first floor, and in the ground floor, as may be required for breummers, girders, and story-posts, provided the same be fixed at least *Two Inches* from the face of such wall; and also, shop fronts, in such manner as hereinafter permitted.

And be it Enacted, That no external wall of any house or building already built, or which shall be hereafter built, shall ever be used as a party wall, unless the same shall have such footings and be of such heights and thicknesses, and be built in such

manner and of such materials as are herein directed for party walls of buildings of the highest Rate to which such wall shall adjoin; and if such external wall of any house or building shall not have such footings, nor be of such heights and thicknesses, nor be built in such manner and of such materials as aforesaid, then any house or building built adjoining thereto, not being such attached building or office as is hereinbefore described, shall have a distinct external wall, built as herein described for external walls of the Rate to which it shall belong.

And be it Enacted, That every external wall or other external inclosure of any house or building already built, and not built of the materials required by this Act for external walls hereafter to be built, or other external inclosures hereafter to be built, may be at all times hereafter repaired with materials of the same sort or sorts as those of which such external wall or other external inclosure has been already built (except the inclosures of roofs, which, with the flats, gutters, dormers, turrets, lantern-lights or other erections thereon, shall be repaired with the materials hereinafter directed for the same); but in case any such external wall or other external inclosure shall be at any time hereafter taken down or otherwise demolished for the height of *One* story, or for a space equal to *One-fourth* the surface thereof, then every part thereof not built in the manner and of the several materials hereinbefore directed for external walls shall be taken down, and the same shall be rebuilt in such manner and of such materials and in all respects as is herein directed for external walls hereafter to be built, according to the Rate of the house or building to which such external wall or other external inclosure shall belong.

And be it Enacted, That no part of any house or building which shall be hereafter built or rebuilt, nor any projection therefrom, not any steps, cellar doors or area inclosures, shall overhang or encroach upon any public way, or upon ground belonging to any other owner, without the consent in writing of such owner; but the walls of such house or building shall be set back, so that all projections therefrom shall only overhang the ground of the owner of such house or building; nevertheless, it shall be lawful (notwithstanding any Act heretofore passed to the contrary) to build the portico of any church, chapel or other public building over the foot pavement of any street or alley, provided such street or alley shall be *Fifty Feet* wide at the least, and provided the building of the same shall be previously sanctioned by any Two or more of the Justices of the Peace; and it shall be competent to any such Justices to determine what shall be considered as a public building.

And be it Enacted, that no bow-window nor other projection of any sort or kind, shall be built with or added to any house or building already built, or which shall be hereafter built, on the face or faces thereof, in any street or alley, so as to extend beyond such line as shall be deemed the general line of the fronts of the houses in such street or alley by the Surveyor or by the Official Referees, except overhanging roofs, copings, cornices, columns, pilasters and entablatures, facias, door and window dressings and other architectural decorations, verandahs of light open iron-work, balconies, porticoes, shop fronts, open inclosures to open areas, steps and waterpipes; but it may be lawful to build bow-windows and other projections from all other external walls, provided the same shall not overhang or encroach upon any public way or upon ground belonging to any other owner: Provided nevertheless, That all such projections from any house or building on the face or faces thereof in any street or alley, or from any other external wall thereof, shall be built so as not to obstruct the light and air, or be otherwise injurious to the owners or occupiers of the houses or buildings adjoining thereto on any side thereof; and if any doubt shall arise as to what shall be deemed the general line, then any owner or occupier of any house in any such street or alley may have the question referred to the Official Referees, whose decision shall be final, and the party requiring such reference shall pay all costs and fees relating thereto.

And be it Enacted, That all cornices to overhanging roofs, parapets, blocking courses, copings, cornices, columns, pilasters and entablatures, facias, door and window dressings, and other architectural decorations projecting from external walls, shall be built and may be faced in the manner and of the several materials hereinbefore directed for building and facing external walls; and that all balconies, porticoes, inclosures to open areas and steps, and all other projections from external walls, shall be built of brick, stone, artificial stone, slate, cement, or metal, except such wood-work as may be necessary for shop fronts and for the frames and sashes of windows and for doors; and excepting always houses and buildings which shall be at least *Twenty Feet* from any public way, and at least *Twenty Feet* from any other house or building not in the same occupation, the projections from which may be made of any material whatever.

And be it Enacted, That it may be lawful to build with or add to any house or building, in any street or alley of the width of *Thirty Feet* or more (ascertained as hereinbefore directed), a shop front of which no part shall be higher than *Fifteen Feet* above the level of the public foot-pavement in front of the door thereof, and of which no part, except the cornice, shall project more than *Ten Inches*, and of which the cornice shall not project more than *Eighteen Inches* from the vertical line of the front brickwork of such house or building; and also that it may be lawful to build with or add to any house or building, in any street or alley from *Fifteen Feet* to *Thirty Feet* wide (ascertained as hereinbefore directed), a shop front of

which no part shall be higher than *Fifteen Feet* above the level of the public foot-pavement in front of the door thereof, and of which no part, except the cornice, shall project more than *Five Inches*, and of which the cornice shall not project more than *Thirteen Inches* from the vertical line of the front brickwork of such house or building; and all shop fronts may be built of any materials whatever; but no wood-work of any shop front shall be fixed nearer than *Four Inches* and a *Half* to the centre line of any party wall, nor shall any part of any sign or notice board be fixed against or upon any part of any house or building above *Three Feet* from the top of the shop front, if any shop front there shall be, and if more than above *Eighteen Feet* from the level of the street or alley.

And be it Enacted, That in every warehouse which shall be hereafter built or new roofed, there shall not be laid or formed any gutter against any party wall belonging to such warehouse parallel thereto, but the roof thereof shall be made to pitch up against every such party wall, and such party wall shall be at least *Five Feet* high above the end of any gutter which shall be against it, and no part of the roof shall rise above the top of the party wall.

And be it Enacted, that all the external parts of every roof, flat and gutter of every house and building, and of every projection therefrom, which shall be hereafter built, stripped, ripped or uncovered; and that every turret, dormer, lantern, light and other erection which shall be hereafter built or uncovered on the roof or flat of any house or building, shall be covered with slate, tiles, metal, glass, artificial stone or cement, except such wood as may be necessary for the door-frames and doors, window-frames and sashes of such turrets, dormers, lanterns, lights or other erections; and that the water which shall come from the roof, flat, and gutter of every house or building, and from the roof, flat and gutter of every projection therefrom, and from balconies, verandahs and shop fronts, shall not be allowed to drip, but shall be conveyed from thence into cisterns, tanks or butts, or drains by metal gutters and pipes, and such gutters and pipes shall be laid below the pavement wherever it may be necessary to cross any public way.

And be it Enacted, That every chimney and chimney-stack which shall be hereafter built, shall be built on foundations and footings similar to those of the wall in or adjoining to which such chimney or chimney-stack shall be; and that the brickwork of every flue which shall be hereafter built in a party wall, shall be built from the foundation of such wall of the full thickness required for such flue, so that the brickwork of such flue shall not in any part thereof overhang or overhang any part of such party wall; and that whenever any Two or more flues shall be built in one stack, every such stack shall be built from the foundation to the top thereof without any gathering or corbelling over, whereby any upper part of the brickwork of such stack shall overhang or overhang any lower part of the brickwork of the same, either on the front or sides thereof: Provided nevertheless, That it shall be lawful to build above the ceiling of the fifth floor of every house and building of the First and Eighth Rates, and above the ceiling of the third floor of every house and building of the Second, Third and Fourth Rates, the jambs, breast and flue of any single chimney upon brick, stone or iron corbels, provided the projection of such jambs and breast shall not exceed *Nine Inches* before the face of the wall or stack to which the same shall adjoin.

And be it Enacted, That the jambs, breast and back of every chimney, and the front, back, with or partition of every flue which shall be hereafter built, shall be built at least *Eight Inches* and a *Half* thick, of good, sound, well-burnt bricks, properly bonded, and the joints of the work filled in with good mortar or cement, and all the insides thereof rendered or parge-plastered.

And be it Enacted, That the jambs of every chimney opening which shall be hereafter built, shall not be less than *Eight Inches* and a *Half* wide on each side of such opening, and that no timber whatever shall be placed over any such opening, for supporting the breast thereof, but there shall be an arch of brick or stone and an iron bar or bars over the opening of every such chimney to support the breast thereof, such bars to be built into the jambs at least *Four Inches* on each side, and every opening of every such chimney in the first or lowest floor exceeding in width *Three Feet Ten Inches*, shall have iron-framed cradle-bars over the same, built into the jambs at least *Nine Inches* on each side, and no timber or wood-work whatever shall be laid nearer than *Nine Inches* to the opening of any chimney, nor to the inside of any flue, and no timber or wood-work whatever shall hereafter at any time be affixed to the front of any jamb or mantle, or to the front or back of any chimney or flue, except such timber or wood-work be affixed by iron nails or bolts or other iron fastenings, such iron nails, iron holdfasts or other iron fastenings not to lie or be driven more than *Three Inches* into the wall against any chimney or flue, or nearer than *Four Inches* to the inside of the opening of any chimney or flue.

And be it Enacted, That every chimney which shall be hereafter built, shall have a slab or slabs of brick, tile, stone, slate, marble or iron laid before the opening, and at least *One Foot* longer than such opening when finished, and *Eighteen Inches* in front of the arch over the same; and such slab or slabs shall be laid wholly on brick, stone or iron trimmers, of at least the same breadth and length, except in a lowest or first floor, where they may be laid on a brick fender, or bedded on the solid ground.

And be it Enacted, That the back of every chimney opening which shall be hereafter built in any house or